

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## ***December 16, 2002 DRC Meeting***

Meeting convened at 2:05 PM.

**Present:** Robbie Rogers-Chairperson and Director, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Bill Gulbrandsen-Fire Services Director, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of December 9, 2002. Mrs. Keenum seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business-**

***Cracker Barrel Old Country Store, Inc.***

#### ***Major Development***

##### ***Preliminary Plan Review***

Roger Strcula, Upham, Inc., was present and proposing to construct a 9984 sf building with 1423 sf of porch. The building will have 194 seats and 2830 sf of retail area. The plat for County Crossings has not been recorded at this time. Staff comments have been addressed. The access will be on NE 136<sup>th</sup> Ave., which may become County maintained for the first 400'. County Crossings subdivision needs to be platted prior to engineering approval being issued for Cracker Barrel. The covenants and restrictions need to be reviewed by counsel. County Crossings plat will be submitted for final plat review prior to Cracker Barrel engineering review.

Mr. Gulbrandsen arrived at 2:10 PM.

Access, utilities and drainage will be shared between Lowe's and Cracker Barrel. No building permits will be issued until County Crossings plat has been recorded. The title certification requirement to be shown on the face of the plat was discussed. Cracker Barrel is leasing the subject property from DNG Properties. Ron Brown no longer owns any property in County Crossings. The Property Owner Association's rights to County Crossings were discussed. A revised plat and restrictions will be sent to Attorney Neal.

The engineer comments consisted of: landscaping issues, surrounding zonings, parking spaces and rear drive. Fire sprinklers will be installed.

Mr. Helms moved to approve the request for preliminary review, subject to all engineer's comments being addressed and the County Crossings plat being recorded and approved. Mr. Lukert seconded the motion and the motion carried.

***Fox Hollow: Phase 2***

***Major Development***

***Final Plat Review***

Daniel C. McCormic, property owner, and Theodore Davis, Citrus Engineering and Surveying, Inc., were present and proposing to develop a subdivision to consist of 48 lots. Improvements have been completed, record drawings have been submitted and the site has been inspected. A two-year maintenance agreement and 10% performance bond is needed prior to filing the plat. There were comments from staff, the Clerk and Engineer. There is a balance due for the previous plat review. The screening requirement for lots adjacent to Florida Power's yard was waived at a previous meeting. There are issues with the restrictive covenants that are being resolved by Attorney Neal and some text errors on the face of the plat that will be revised prior to the next submittal. The County will maintain the roads and drainage along the roads after a two-year period. The name of the development needs to be consistent in the restrictions.

Mr. Helms moved to table the request for final plat review, in order to allow the applicant time to address all comments. Mrs. Howard seconded the motion and the motion carried.

***The Villages of Sumter: District 5/Arnold Palmer Golf Courses-3<sup>rd</sup> Nine Improvements***

***Medium Development***

***Conceptual and Engineering Plan Review***

Troy Locklin, Farner, Barley and Associates, Inc., was present and proposing to develop a 9-hole golf course. There were no comments from the staff. A master drainage permit was granted by SWFWMD, which includes this proposed improvement. The County Engineer recommends approval of the request.

Mrs. Keenum moved to approve the request for conceptual and engineering review. Mrs. Howard seconded the motion and the motion carried.

**Public Forum-**

None

The next meeting is scheduled for January 6, 2003.

Mr. Lukert moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 2:40 PM.